





## Property Description

Connells Stopsley bring to the market a three bedroom detached property located in the sought after Wigmore area of Luton. Claverley Green briefly comprises of an entrance hall, lounge, dining room, kitchen area, three bedrooms and family bathroom. Externally the property benefits from off street parking and a garage,

Claverley Green is located in the popular Wigmore area of Luton. Ideally located just 1 miles from Luton Airport and Airport Parkway train station, local shops and amenities are also within walking distance. Great schooling is provided nearby from Wigmore Primary and Queen Elizabeth High School.

### Outside

### Front Garden

### Rear Garden

### Entrance Hall

### Lounge

11' 6" x 13' 9" ( 3.51m x 4.19m )

### Dining Room

7' 2" x 10' 9" ( 2.18m x 3.28m )

### Kitchen

10' 9" x 7' 2" ( 3.28m x 2.18m )

### Landing

### Bedroom One

8' 2" x 12' 7" ( 2.49m x 3.84m )

### Bedroom Two

8' 2" x 9' 5" ( 2.49m x 2.87m )

### Bedroom Three

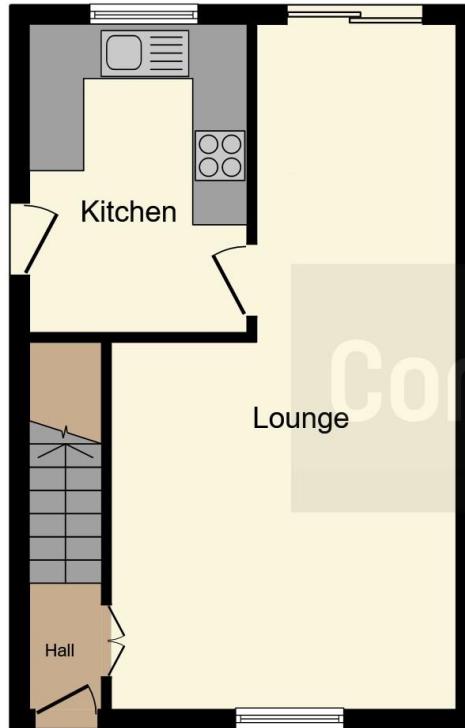
6' 3" x 9' 5" ( 1.91m x 2.87m )

### Bathroom









**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

EPC Rating: E    Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/STP308112](http://connells.co.uk/Property/STP308112)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STP308112 - 0007